

April 22, 2008

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada
89101

Att: Doug Rankin
Manager, Current Planning Division

Subject: Land Use Applications for Town Center Commons – 6805 N. Durango

Dear Mr. Rankin:

As you know, we recently submitted a number of related applications to gain approval of this retail/office project. To recap, the subject site is located at the northwest corner of Durango Drive and Deer Springs Way. It contains 5.1 acres (APNs 125-20-201-025 and 016). The site is currently undeveloped.

The related applications that have been submitted for this project are as follows:

- Major Modification MOD-27044 (UC-TC to GC-TC);
- Special Use Permit SUP-27046 for a Liquor Establishment (Tavern);
- Special Use Permit SUP-27047 for a Restaurant (with Drive-Through);
- Special Use Permit SUP-27048 for a Convenience Store (with Fuel Pumps);
- Special Use Permit SUP-27049 for a Beer/Wine/Cooler Off-Sale Establishment (in conjunction with the Convenience Store); and
- A Site Development Plan Review SDR-27051.

The Planning Commission heard these applications at its April 10, 2008 meeting. The Commission voted to hold these requests for 30 days, to its May 8, 2008 meeting, for the following reasons:

- There were concerns expressed by the Commission regarding design issues, specifically the placement of the drive-throughs for the drug store and the fast-food restaurant in close proximity to each other and to a major site entrance, and the lack of detail regarding the appearance of the project;
- The inclusion of fuel pumps with the Convenience Store; and
- The submittal of 68 protest cards from area residents regarding the project.

To address these issues in the same order:

MOD-27044 SUP-27046
SUP-27047 SUP-27048
SUP-27049 SDR-27051
REVISED 05/08/08 PC



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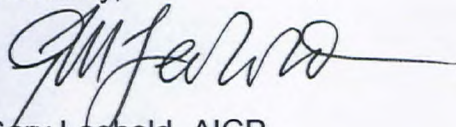
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- We have redesigned the site plan with a number of improvements – the drive-through for the drug store has now been separated from the fast-food restaurant, which has been moved northward on the site. The turning movements for both these drive-throughs will now function more efficiently with the internal traffic flows through the site, and with the entrance points to the site. This redesign has also included the required number of landscape fingers throughout the parking field, so that the project meets Code with respect to parking lot landscaping. The redesign also allows all uses on the site to have direct street frontage and exposure. We have also provided elevations (attached) for the project that show in greater detail the high-quality design, both in form and materials, that we intend to implement as part of this project.
- The fuel pumps are intrinsic to the success of the Convenience Store and as such remain integrated with the project.
- Research of the cards submitted reveals that all 68 cards were generated from a total of 13 addresses. Only two of these addresses are in the row of lots nearest to the project. These two lots are separated from our one-story project by a site that is entitled for a 15-story office tower and a six-level parking garage. These cards appeared to focus on the Tavern use, which has been twice previously approved and has been recommended for approval by staff. The owner of our site has made efforts to contact these property owners personally, to attempt to address their concerns. We have also scheduled a second neighborhood meeting (the first was held on March 11) for May 6 (6:45 p.m.) at the Centennial Hills Community Center to present the revised layout and elevation design to area residents. We have also received expressions of support for the project from some neighborhood representatives and from nearby commercial property owners.

Our request is to ensure the attached revised plans and elevations are made available to the Planning Commission for its consideration of these items on May 8, 2008. Thank you for your assistance.

Sincerely,



Gary Leobold, AICP
Leobold & Brown LLC

c. Douglas Hitt
Todd Mcbrayer
Jack Breslin



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MOD-27044	SUP-27046
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